

COUNCIL MINUTES  
SPECIAL WORKSHOP MEETING

April 5, 2011

A special workshop meeting of the City Council of the City of Jacksonville was held Tuesday, April 5, 2011 beginning at 5:00 PM in Council Chambers of the Jacksonville City Hall. Present were: Mayor Sammy Phillips, presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry A. Bittner, Fannie K. Coleman, Randy Thomas, Bob Warden and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ron Massey, Assistant City Manager; Gayle Maides, Interim Finance Director; Glenn Hargett, Communications and Community Affairs Director; Mike Yaniero, Police Chief; Rick McIntyre, Fire Chief; Tim Chesnutt, Recreation and Parks Director; Grant Sparks, Public Services Director; Reggie Goodson, Planning and Development Services Director; Carmen Miracle, City Clerk; and John Carter, City Attorney. \*An audio recording of the Council Meeting is presently available for review in the City Clerk's Office.

CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 5:00 PM.

ADOPTION OF AGENDA

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Bittner, and unanimously approved to adopt the agenda as presented.

CLOSED SESSION

A motion was made by Councilman Thomas, seconded by Council Member Coleman, and unanimously approved to recess the Special Meeting at 5:01 PM in order to convene a Closed Session for the purpose of consulting with the attorney in order to preserve the attorney-client privilege regarding Litigation – City Hall Project – EDA v City of Jacksonville, pursuant to General Statute 143-318.11, subsection (a-3).

RECONVENE

Mayor Phillips reconvened the Special Meeting at 6:19 PM and announced that no reportable action had been taken in closed session.

SANDY RUN NEIGHBORHOOD PLAN

Using the PowerPoint presentation attached to the official minutes as Exhibit A, Mary Sertell, Senior Planner, reviewed the Country Club/Sandy Run Neighborhood Plan. She stated

that Staff and the neighborhood had been working on the plan for about a year. The 2009 City Council instructed staff to implement a neighborhood planning program and identified ten priority areas for the program. The first neighborhood chosen for planning was the Country Club/Sandy Run neighborhood. Staff met with the neighborhood to identify where they were now and where they would like to be. The purpose was to help the neighborhood achieve goals and a vision unique to that neighborhood. Staff worked with the neighborhood to craft recommendations that complemented the City's long term goals and policies, as well as realistic strategies for achieving those goals. Ms. Sertell reviewed the process that was followed prior to the final draft being presented to Council.

After reviewing the neighborhood character and vision, neighborhood goals were presented to Council. They included increased recreation and parks opportunities for children and adults alike; improved public safety and public perception of the area; creation of a plan for undeveloped land; mitigation of environmental issues; and enhancement of multi-modal transportation options. The Plan set forth recommendations to implement those visions and goals. A detailed synopsis of the planning process, and questions and feedback received were also provided.

Mayor Pro-Tem Lazzara felt it was a well put together plan, and asked if any recommendations would be brought forward to consider in the Capital Improvement Plan. Mr. Woodruff said it could be used for future CIP recommendations to Council. He recommended that Council accept the report for Staff to use as a guide. This would not be a commitment, so it did not need to be adopted.

Mayor Phillips asked if any areas were identified as viable recreational park areas. Mr. Woodruff stated there were two areas that were looked at which Council Member Coleman identified. There also was a good area in Sandy Run that couldn't be used for a playground, but would make a good community garden. Ms. Sertell stated that those locations were identified in the Plan.

Mayor Pro-Tem Lazzara stated that the important part of the Neighborhood Plans was that they were Staff initiated and conducted. The City wasn't spending funds for outside consultants and the information provided was very informative.

A motion was made by Mayor Pro-Tem Lazzara, seconded by Council Member Coleman, and unanimously approved to accept the Country Club/Sandy Run Neighborhood Plan as presented.

### LAND DEVELOPMENT REGULATIONS

Mr. Woodruff stated that at the last workshop Staff spoke to Council about the 25,000 square foot rule and the possibility of modifying the regulations. Staff was asked to look into safeguards that could be built in when commercial properties abutted residential properties. Using the PowerPoint presentation attached as Exhibit A, Ryan King, Planning Administrator, reviewed the proposed changes for streamlining the development review process and provided suggested safeguards. When the development site directly abutted residentially zoned property, there could be additional buffering, lighting limitations, limited driveway access, and height limitations. Mr. King reviewed each of these additional requirements and stated if the applicant did not want to follow the additional design standards, they could opt out and go through the Special Use Permit with a Public Hearing. This would then require Council's approval.

Councilman Bittner asked about commercial next to condominiums and townhouses. Mr. King stated that multi-family could be factored in if it was a concern of Council. Councilman Bittner stated he was concerned where people had a stake in the community as residents. Mr. Woodruff stated it could be applied to all residential or only certain residential types and asked if Council wanted certain types of residential protected from other types of residential. Discussion followed on the types of residential properties that could be involved.

Councilman Bittner stated that a year sunset provision should be given on this change requiring Staff to report back in 12 months on what had transpired. At that time, Council could consider renewing the change on a permanent basis.

Mr. Woodruff suggested that any type of business with a drive-up window that did not go through the public hearing process should be looked at.

Councilman Warden commented that through the years multi-family versus single family has created issues and needed to be looked at.

Mr. Woodruff asked Council to provide any additional thoughts they had in the next few days while the amendment was being refined before bringing back to Council.

### HOMELESS COALITION PRESENTATION

Lillie Gray, Community Development Administrator, introduced Craig Wagner, Executive Director of United Way of Onslow County and Kathleen Holbrook, Onslow County Partnership for Children and co-chair of the Community Advisory Network Developing Onslow County (CAN-DO). She stated their presentation was tied to the City's five year consolidation

plan which required homeless needs in the City of Jacksonville to be prioritized and a plan developed.

Using the PowerPoint presentation attached as Exhibit A, Mr. Wagner and Ms. Holbrook provided a brief history about CAN-DO, defined homelessness, and reviewed the data captured over the past two years of those homeless in the area.

Mr. Wagner stated that the reason for the formation of CAN-DO was to focus on chronic homelessness by bringing together stakeholders to see what was being provided and then try to fill in the gaps. Even though the chronic homeless only made up about 10% of those homeless, they consumed over 50% of the services. Based on figures from two studies, one from Pitt County and the other from Asheville-Buncombe County, the estimated cost of services for 10 chronically homeless individuals could potentially cost \$232,430. Ms. Holbrook concluded by reviewing what CAN-DO was currently doing.

Ms. Gray stated that Community Development would like to come back to Council in 30 days with follow-up items/options on how they could help CAN-DO with their homeless initiatives.

Mayor Phillips asked if CAN-DO had any interaction with the NABVETS. Ms. Holbrook stated NABVETS were one of the community stakeholders and they have brought homeless individuals to the meetings who have provided helpful information.

#### ADJOURNMENT

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas, and unanimously adopted to adjourn the meeting at 7:01 PM.

Adopted by the Jacksonville City Council in regular session this 19<sup>th</sup> day of April, 2011.

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Sammy Phillips, Mayor

ATTEST:

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Carmen K. Miracle, City Clerk

Exhibit "A"

**Jacksonville City Council**



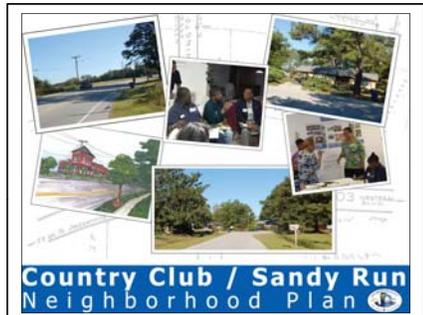
**Special Workshop Meeting**  
**April 5, 2011**

**Agenda**

1. City Hall Litigation (Closed Session)
2. Sandy Run Neighborhood Plan
3. Review 25,000 Square Foot Council Approval Requirement
4. Staff & Homeless Coalition Presentation




**Neighborhood Study**



**Country Club / Sandy Run**  
**Neighborhood Plan**



**Intent of Neighborhood Planning Program**

Positive approach to partnering with neighborhoods



**Country Club / Sandy Run**  
**Neighborhood Plan**

**Purpose of Neighborhood Planning Program**

- Help neighborhood's achieve their goals
- Have diverse interests develop a shared vision for the community
- Involve the community in the City's long-term vision
- Provide info on needs, priorities, and proposed projects
- Framework to guide development



**Country Club / Sandy Run**  
**Neighborhood Plan**



### Process

March 2010	• Direction from Council to begin work
April 2010	• 1 <sup>st</sup> Neighborhood Open House
April-July 2010	• Draft early recommendations
July 2010	• 2 <sup>nd</sup> Neighborhood Open House
Aug-Dec 2010	• Draft Plan
January 2011	• 3 <sup>rd</sup> & 4 <sup>th</sup> Neighborhood Open House

**Country Club / Sandy Run**  
Neighborhood Plan 



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**Country Club / Sandy Run**  
Neighborhood Plan 

### Neighborhood Character



- Established single family neighborhood and a large apartment complex
- Most development in the 1960s & 1970s
- Diverse ages of residents, Historically African- American
- Many long-time homeowners
- Many acres of undeveloped land

**Country Club / Sandy Run**  
Neighborhood Plan 

### Vision

The Country Club/ Sandy Run neighborhood is a **quiet and safe** place with long-time residents and new residents who want to **build on the successes** of the of the neighborhood. It is home to families, children, renters, and property owners who care about the future of the area. The neighborhood has a **high quality of life** and takes advantage of its location to the area's shopping, restaurants and other nearby amenities.



**Country Club / Sandy Run**  
Neighborhood Plan 

### Goals



- Increase recreation & parks opportunities for children and adults alike
- Improve public safety and public perception of the area
- Create a plan for undeveloped land
- Mitigate environmental issues
- Enhance multi-modal transportation options

**Country Club / Sandy Run**  
Neighborhood Plan 

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Neighborhood Plan 

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Neighborhood Plan 

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**Country Club / Sandy Run**  
Neighborhood Plan 

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**Country Club / Sandy Run  
Neighborhood Plan**



**Country Club / Sandy Run  
Neighborhood Plan**

**Recreation & Parks**



**Country Club / Sandy Run  
Neighborhood Plan**

**Environmental Quality**



**Country Club / Sandy Run  
Neighborhood Plan**

**Community Character & Land Use**



**Country Club / Sandy Run  
Neighborhood Plan**

**Transit & Transportation**



**Country Club / Sandy Run  
Neighborhood Plan**



**Community Safety**

**Country Club / Sandy Run Neighborhood Plan**



**Country Club / Sandy Run Neighborhood Plan**



**25,000 Square Foot Council Approval Requirement**

**Amendments to Section 112 Site Plans**

Adjusted Site Plan Thresholds

	Current	Proposed
	In Square Feet	
Type I	<5,000	<25,000
Type II	5,000-24,999	>25,000
Type III	>25,000 Or SUP/CUP	SUP/CUP only



**Amendments to Section 112 Site Plans**

When development site directly abuts residentially zoned property then:

- Additional Buffering
- Lighting limitations
- Limited driveway access
- Height limitations



**Amendments to Section 112 Site Plans**

Buffering

- 30 foot type "A" buffer
- 6 foot opaque fence, wall or berm



### Amendments to Section 112 Site Plans

#### Lighting Limitations

- 14 Foot Maximum Height of pole
- Luminaries designed to "dark sky standard"
- No lights in buffer area



### Amendments to Section 112 Site Plans

#### Access Limitation

- No driveway (at street) within 100' of a property boundary zoned residential



### Amendments to Section 112 Site Plans

#### Height Limitation

- > 2 stories require special use permit



### Amendments to Section 112 Site Plans

#### Option for developer:

- Additional design standards
- or
- Applicant could opt out
  - Special Use Permit
  - Public Hearing
  - Council approval
  - Council could require conditions/design standards



### Staff & Homeless Coalition Presentation

## Homelessness: *The Power of Partnership*



Presented by:

Kathleen Holbrook  
Co-Chair  
Onslow County Partnership  
For Children

Craig Wagner  
Executive Director  
United Way of  
Onslow County

## What is CAN-DO?

CAN-DO is a community-wide collaboration to identify and assess the health and human service needs of Onslow County. Comprised of stakeholders representing public, private, and non-profit stakeholders, CAN-DO's comprehensive and diverse membership is the leading partnership to address community issues.



## A Brief History...

- Formerly known as the Homeless Coalition; served as local Balance of State/Continuum of Care for several years
- Local HUD Point-in-Time Count coordinator—three years of data
- In December 2010, United Way of Onslow County voted to house the former Homeless Coalition as an advisory board, for the following reasons:
  - Attract additional stakeholders
  - Expand the Coalition's scope, and
  - Banish existing negative stereotypes towards homeless
  - Homeless Coalition is now known as: Community Advisory Network Developing Onslow.



## Defining Homelessness

Those who lack a fixed, regular, and adequate nighttime residence to include:

- Those sharing the housing of others or “doubled up” due to eviction, loss of housing, economic hardship, fire, hurricane, or similar reason
- Those living in hotels, motels, cars, travel trailers, abandoned buildings, substandard housing, camp grounds or similar due to the lack of alternative adequate accommodations
- Those living in emergency shelters
- Children awaiting foster care
- Runaways/Throwaways/Unaccompanied Youth



## HUD Federal Definition of Homelessness

Title 42, Chapter 119

- An individual who lacks a fixed, regular, and adequate nighttime residence; and
- An individual whose primary nighttime residence is:
  - a) a shelter
  - b) an institution that provides temporary residence for individuals intended to be institutionalized; or
  - c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings
- **THIS DEFINITION EXCLUDES PEOPLE DOUBLED UP WITH OTHERS OR THOSE LIVING IN MOTELS**

## Assessing the Need

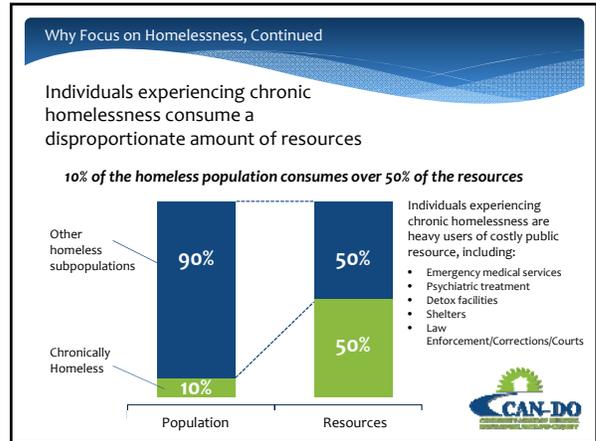
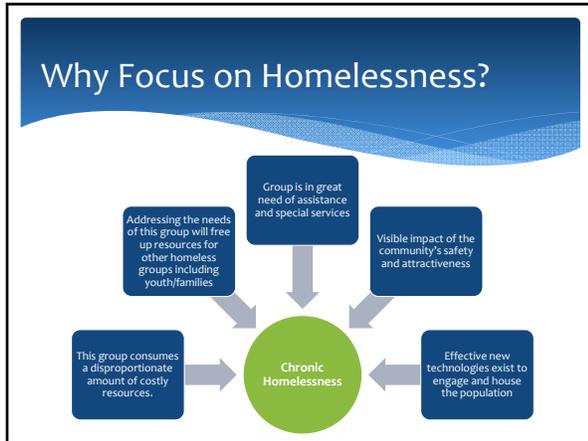
### Issues of Poverty and Homelessness

- **Population:**  
70,145- City  
177,772 Onslow County
- **Poverty Level:**  
14.3%- City
- **Point-in-Time Count Survey:**  
Individual people- (See table)
- **Doubled-Up:**  
Children: 170

Category	2010	2011
Sheltered	25	15
Unsheltered	76	138
Total	101	153
Veterans (Subpopulation in 2011)	21	50

## Shelters & Housing: Their Limitations

- Onslow Community Outreach on Court Street
- Onslow Women's Center Safe House (*confidential location*)
- Second Chance Mission of Hope on Court Street
- Onslow County Youth Services on Georgetown Road (*closed 06/09*)
- No transitional housing; abnormally high rent prices
  - Onslow County's medium renter's income: \$36,468—leaving 35% of renters unable to afford a two-bedroom rental



### Why Focus on Homelessness, Continued

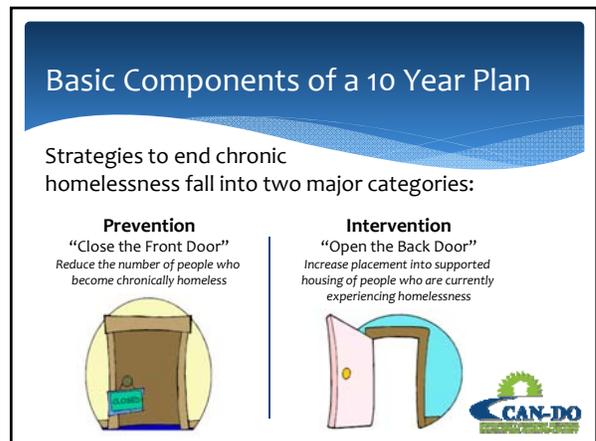
**Individuals experiencing chronic homelessness are heavy users of costly public resources:**

Sources	Total Annual Cost	Annual Cost per person	Total Monthly Cost per person
Police (Greenville)	\$2,395	\$184	\$15
Detention Center	\$84,287	\$6,484	\$540
Pitt County Memorial & ER	\$206,813	\$15,909	\$1,326
EMS (Pitt County & City of Greenville)	\$15,715	\$1,209	\$101
<b>Total</b>	<b>\$309,210</b> <small>(13 chronically homeless identified)</small>	<b>\$23,786</b>	<b>\$1,982</b>
<b>Asheville-Buncombe County</b>	<b>\$839,000</b>	<b>\$22,700</b>	<b>\$1,892</b>

*Onslow County: Estimate of 10 chronically homeless individuals would potentially cost \$232,430*

- ### What We're Doing
- Solidified existing collaborative partners, governing bylaws, and leadership
  - Continue three-year history of coordinating the annual HUD Point-in-Time Count
  - Annualize the Employment Security Commission's "Veteran Stand-down" Event
    - Feb. 1-Inaugural Event
    - 167 clients served

- ### Going Forward
- Develop and implement a 10 Year Plan to End Chronic Homelessness:
- Part of a national movement, spearheaded at the local level to expand promising practices
  - Communitywide planning process, with diverse and representative organizations
  - Develop cost efficient ways by implementing evidence-based strategies—saving the community money
  - Record targeted federal investment, especially within veteran and children/family populations



## Goals and Outcomes

### Prevention

Goal One: Provide community-based services and support to prevent homelessness before it happens and diminish risk for homelessness to recur

#### Outcomes:

- Increased access to services provided to the homeless population
- Increased number of individuals who are employed and able to manage their personal finances
- Client-centered discharge planning process for individuals leaving foster care, mental health facilities, jail, medical facilities, and military units who are at-risk for homelessness
- Data infrastructure (HMIS-Homeless Management Information System) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation



## Goals and Outcomes

### Intervention

Goal Two: Create adequate short-term housing options and permanent supportive housing for those who are chronically homeless or at-risk of becoming homeless

#### Outcomes:

- Increased inventory of housing options
- Provide assistance for temporary housing, while adequately supporting emergency shelters to ensure successful transition



## How You Can Help

- Continued commitment to addressing Homelessness, as identified in the City's *Five Year Consolidated Plan*
- Support of CAN-DO as a collaborative partner
- Endorsement of the "10 Year Plan"

